

Planning Commission Report

Date: July 10, 2015

Project Name: *Intergraph Properties*

General Information

The petitioners and property owners are, *Intergraph Improved Properties* and *Intergraph Unimproved Properties*. The properties are located south of Interstate – 565 and east of Wall-Triana Highway.

Petitioner's Request

The petitioner is requesting the 227 acre *Intergraph Campus* be rezoned from *M1, Restricted Industrial*, *M2, General Industrial* and *B2, Community Business* to *MU, Mixed Use*.

Criteria for Rezoning to MU, Mixed Use

Requesting a Mixed Use District designation has specific requirements, as provided in Section 4-8B-1 (D) of the Zoning Ordinance including: 1) access; 2) master development plan; 3) mixed uses and open space. Therefore, in addition to the typical review of the compatibility, impact and benefits to the City, surrounding property owners and the owner/applicant of the rezoning, staff has provided additional review of items 1-3 above.

Criteria #1. Access to a Collector or Arterial

The collector or arterial must exist to serve uses in the MU, Mixed Use District, or there must be a plan with funding reasonably assured to extend arterial or collector roads to serve the MU, Mixed Use District.

The subject properties have access from Madison Boulevard via Intergraph Boulevard and access from Wall-Triana Highway via Graphics Drive. As shown on Figure 1, Graphics Drive intersects with



Intergraph Drive providing good circulation and internal access to both Madison Boulevard and Wall-Triana Highway.

Criteria #2. Master Development Plan

The Master Development Plan must include the area of lots, buildings, and/or maximum dwelling units for each subarea of the development devoted to office, retail and service commercial, and authorized residential uses.

The petitioner proposes the *Intergraph Campus* be divided into eight different land use sub-areas. They are identified as lots on Figure 2 and Table 1. Upon approval of the Master Development Plan it shall vest for a period of ten years with rights to develop according to the approved Master Development Plan.

TABLE 1		MASTER DEVELOPMENT PLAN			
Lot #	Acreage	Land Use	Max Lot Coverage	Open Space Required	Open Space to be Provided
1	23.56	Retail & Services	513,131 SF. (50%)	4.71 acres (20%)	4.71 acres (20%)
		Medical & Offices			
2	48.10	Residential	866 (18 du/acre)	12.03 acres (25%)	13.85 acres (28.79%)
3	23.58	Residential	425 (18 du/acre)	5.90 acres (25%)	10.98 acres (46.56%)
4	28.34	Office & Assemble	617,376 SF. (50%)	5.67 acres (20%)	9.67 acres (34.12%)
		Related Uses			
5	6.665	Hotels, Restaurants	145,164 SF. (50%)	1.33 acres (20%)	1.33 acres (20%)
		Residential on upper floors			
6	23.37	Retail & Services	407,251 SF. (41%)	4.68 acres (20%)	4.68 acres (20%)
7	22.54	Conference Center	491,008 SF. (50%)	4.51 acres (20%)	5.60 acres (24.84%)
		Training Center, Theater			
		Hotels, Restaurants			
		Residential Upper Floors			
8	52.84	Office	1,150,855 SF. (50%)	10.97 acres (20%)	22.61 acres (42.79%)

1. Maximum lot coverage indicates maximum building square footage for non-residential uses, and maximum dwelling units for residential development
2. Open Space to be provided with development of lots as indicated final open space provided with each lot will be verified with individual site plan approvals.

Criteria #3. Mixed Uses

There is a mix of office, retail and service commercial, civic/municipal, recreation/open space, and authorized residential uses.

Commercial Lots (Lots 1, 4, 5, 6, 7, 8)

Lot 1 has the land use designated *Retail & Service, and Medical and Office*. This designation includes and is limited to medical/supplement services and professional service retail. This subarea will function similarly to the *MC, Medical Center District*, with both commercial and medical related uses. Lot 4 has the land use designation of *Office & Assembly – Related Uses*. This designation includes and is limited to office buildings, office warehouses, office services and development facilities including light assemble. This designation allows for professional offices with the component of limited light

assemble, as part of research and development. Lot 5 has the land use designation of *Hotels, Restaurants, and Residential on Upper Floors*. The permitted residential on upper floors must be in compliance with *Section 4-8B-2 (F) of the Zoning Ordinance*, which allows residential dwelling units on the upper floors of hotels, mixed uses, commercial office buildings providing such units contain a minimum of six hundred square feet and are in compliance with applicable regulations for habitable space. Lot 6 proposes the designation of *Retail & Service* and includes and is limited to banks, dry cleaners, specialty grocer, apparel, sporting goods, pet stores, phone stores and residential on upper floors, as *Section 4-8B-2 (F) of the Zoning Ordinance*. Lot 8 proposes the designation of *Office* and will continue to service as the Intergraph Headquarters. Each lot is maintaining the fifty percent lot coverage requirement.

In addition to the proposed mix of uses in keeping with the Mixed Use districts in the zoning ordinance, further provisions would apply as proposed:

1. Special Exceptions for the MU, Mixed Use District found in *Section 4-8B-4 of the Zoning Ordinance* shall not apply nor be permitted for any parcel with the master plan.
2. The standards for conditional uses provided in *Section 4-6A-5 of the Zoning Ordinance*, which applies to the business zoning districts shall apply to all permitted uses in the Mixed Use District, in accordance with whichever underlying zoning standards are to be utilized.
3. The standards provided in *Section 4-8 of the Zoning Ordinance*, which apply to the *B3, General Business District* shall apply to all non-residential subareas, unless a pedestrian, mixed use environment redevelopment is proposed. In such a case, the developer may opt to design according to the standards provided in either *4-6B, B1, Neighborhood Business District* or *Section 4-12, TND, Neighborhood Center Standards*.

Residential Lots (Lots 2 & 3)

The designation of *Residential* has been proposed for Lots 1 & 2. The petitioner is proposing a mixed residential development with apartments, single-family attached and detached dwellings. For single-family detached dwellings, the *TND, Mixed Residential Development Standards* found in *Section 4-12-8, 4-12-10 (2), 4-12-11 of the Zoning Ordinance* or *Section 4-3A, RZ, Zero Lot Line Standards* shall apply. For single-family attached and multi-family dwellings, *Section 4-12, TND, Mixed Residential Development Standards* or *Section 4-5, Multi-Family Residential Standards* will apply. The number of dwellings proposed for Lot 2 is 866 and 425 dwellings are proposed on Lot 3. The number of dwellings proposed conforms to the requirement of 18 dwelling units per acre provided in *Section 4-8B-5, Dimensional Requirements* in the *Mixed Use District*.

Opens Space

The Master Development Plan proposes a linear greenway type park system, with 4.71 acres along the north side of Lot 1 and adjoining the south boundary of Lime Quarry Road. A larger open space area, with 13.85 acres, will be provided along the west side of Lot 2. This open space area will be centered on a jurisdictional stream and utilized as a passive linear park and recreational area. The third open space area shown on the Master Development Plan is located west of Lot 3 and will include a water feature and an outdoor pavilion. This proposed area will be 10.98 acres. Open space planned along the west side of Lots 2 and 3 will also provide a means of privacy for these residential lots. As provided in Table 1, each commercial lot has provided at least 20% of lot for open space. Residential Lots are required to provide at least 25% open space. Lot 2 is providing 28.79% open space and Lot 3 is providing 46.56% open space. The exact location of open space

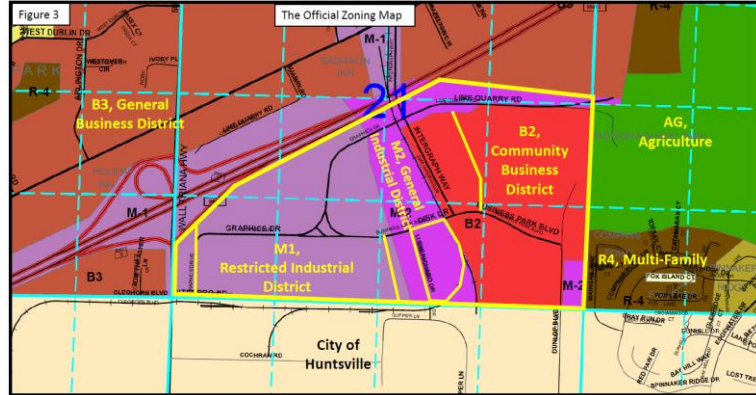
other than shown on the Master Development Plan will be provided with the development of lots and verified with individual site plan approvals.

Existing Zoning & Development Trends

This criterion evaluates the compatibility of the requested zoning with all long range plans for the City.

Existing Zoning & Development Trends

TABLE 2 EXISTING ZONING
Subject Properties:
<i>M1, Restricted Industrial District</i>
<i>M2, General Industrial District</i>
<i>B2, Community Business District</i>
Adjoining Properties to the North
<i>M1, Restricted Industrial District</i>
<i>B3, General Business District</i>
Adjoining Properties to the East
<i>AG, Agriculture District</i>
<i>R4, Multi-Family District</i>
<i>M2, General Industrial District</i>
Adjoining Properties to the South
<i>City of Huntsville</i>
Adjoining Properties to the West
<i>B3, General Business District</i>



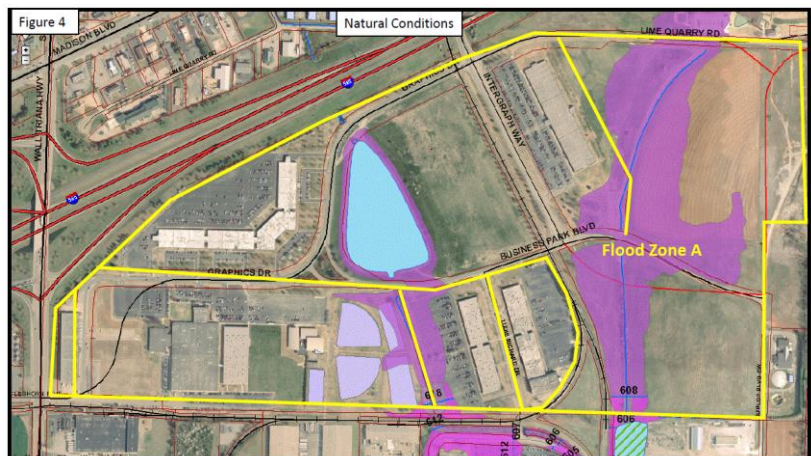
The subject properties are split between three zoning districts. Those properties to the west are zoned *M1, Restricted Industrial*.

The middle portion of the subject properties are zoned *B2, Community Business District*. The properties are currently utilized as professional office space in the field software, except the properties to the east that are currently undeveloped.

The adjoining properties to the north are zoned *M1, Restricted Industrial* and *B3, General Business*. These properties are located north of Interstate – 565 and occupied by a variety of uses, including industrial, retail and food service establishments. The properties to the east are zoned *AG, Agricultural* and *R4, Multi-Family Residential*. The properties zoned *R4, Multi-Family Residential* are all part of *Compass Pointe Subdivision* and occupied by single-family detached dwellings. The adjoining properties to the south are within the City of Huntsville. The zoning for most of these properties is primarily for industrial and professional uses. The adjoining properties to the west are zoned *B3, General Business*. These properties are located west of Wall-Triana Highway occupied by *Ruby Tuesday* and a convenience store. The existing M1 and M2 zoning within the city does not encourage the types of development intended in the Growth Plan for the campus redevelopment.

Natural Features

The subject properties are overlaid by *Special Flood Hazard Area A*, generally through the middle of the properties and to the east. The floodplain to the east overlays a jurisdictional stream that traverses north/south through



the two easternmost properties. *Special Flood Hazard Area A* is an unstudied floodplain with a 100-year flood designation.

Traffic Impacts

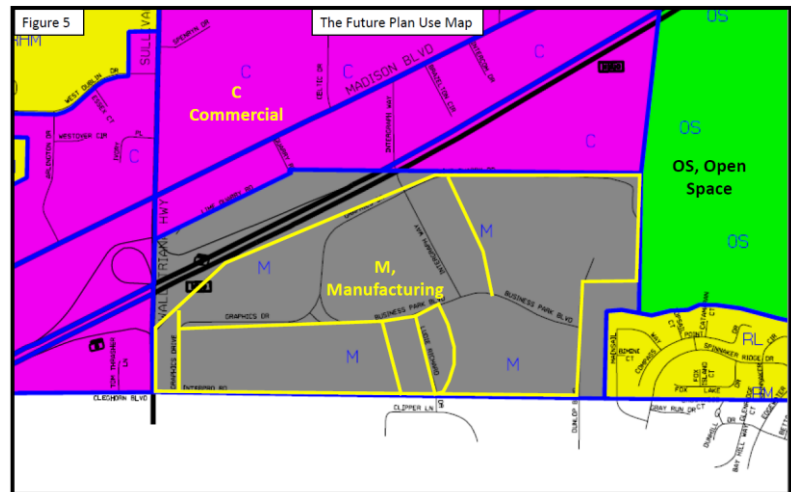
Traffic counts for Intergraph Way are 5,161 trips per day. The closest traffic counts for Wall-Triana Highway are north of I-565 and Madison Boulevard with 22,461 trips per day. Madison Boulevard has 33,466 trips per day in the same general location as those provided for Wall-Triana Highway. The nearby arteries serve the subject property well for the proposed mix of retail, hotel, services and office, as well as residential.

Criteria # 2: Compatibility with Long Range Plans

This criterion evaluates the compatibility of the requested zoning with all long range plans for the City.

The Future Land Use Map

TABLE 3 THE FUTURE LAND USE MAP	
The Subject Properties	
Manufacturing	M
Adjoining Properties to the North	
Commercial	C
Adjoining Properties to the East	
Open Space	OS
Residential Low Density	RL
Adjoining Properties to the South	
City of Huntsville	N/A
Adjoining Properties to the West	
Manufacturing	M



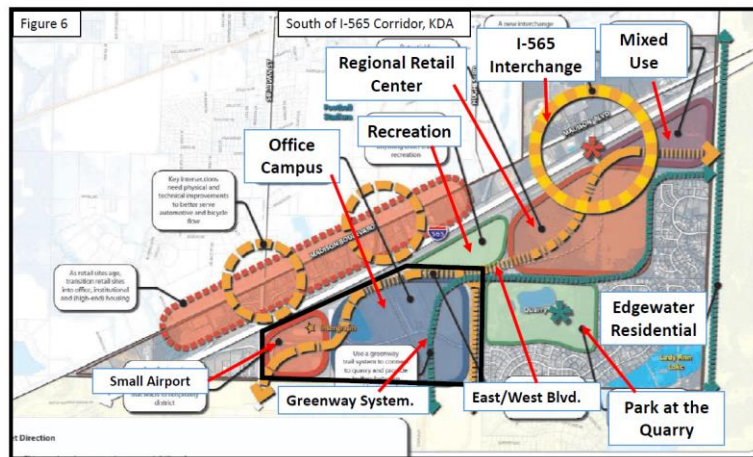
The Future Land Use Map provides a designation of *M, Manufacturing* for all the subject properties and is consistent with the existing zoning district of *M1, Restricted Industrial* and *M2, General Industrial* but is not consistent with the *B2, Community Business District* zoning.

The adjoining properties to the north are designated *C, Commercial* and consistent with the zoning of *B3, General Business*. The adjoining properties to the east have designations of *OS, Open Space* and *RL, Residential Low Density*. The *OS, Open Space* designation is compatible with the underlying *AG, Agricultural District*. The *RL, Residential Low Density* designation is not compatible with the *R4, Multi-Family Residential* zoning. The adjoining properties to the south are within the City of Huntsville. Those adjoining properties to the west have the land use designation of *C, Commercial* and this designation is consistent with the underlying *B3, General Business District*.

The Growth Plan

The subject property is part of the *South of I-565, Key Development Area (KDA)*. The *KDA* is bracketed by Madison Boulevard to the north, Zierdt Road to the east, the City of Huntsville to the south and Wall-Triana Highway (City Limits) to the west. The strengths of this *KDA*, include access to a variety of transportation modes, its proximity to the *Huntsville International Airport* and *Redstone Arsenal*; and developments occurring in the City of Huntsville, south the *KDA*.

The goals provided for the *I-565 KDA* subject properties, include the development of a small airport serving commercial node near Wall-Triana Highway with an office campus in the proximity of the *Intergraph Headquarters*. The Growth Plan calls for recreation in the northeast area of the subject property and a park to be located at the quarry site. The goals for this *KDA* suggests a regional retail center and mixed



use development be established to the east of the subject properties. South of the *I-565 KDA* calls for an east/west boulevard linking Wall-Triana Highway to Zierdt Road, as well as a greenway and trail system meandering from Zierdt Road west and southward to the City of Huntsville border. Recent improvements to Graphics Drive combined with new roads to the east achieve their goal.

The Parks & Recreation Master Plan

The goals provided in the Parks and Recreation Master Plan are similar to those provided in The Growth Plan of establishing a greenway system and city park at the quarry site.

Criteria # 3: Private and Public Impact & Benefits

This criterion evaluates the benefits and detriments to the landowner, neighboring property owners, and the community for the resulting zoning decision.

The change in zoning from *M1, Restricted Industrial*, *M2, General Industrial* and *B2, Community Business* to *MU, Mixed Use* will benefit the petitioner and surrounding properties by allowing more flexibility to create an arrangement of uses that will support each other and the surrounding area.



The *Intergraph Campus* and the subject properties proximity to key sites such as *Redstone Arsenal* and *Huntsville International Airport* supports the designation of *Lot 7* for a conference center and *Lot 5* for a hotel. The *Intergraph Campus* and *Lot 4* provide for professional office space that will be compatible to similar uses to the south and in the City of Huntsville. The designations of the easternmost lots for single and multi-family helps provide a transition between the residential properties in *Edgewater Subdivision* and *Compass Pointe Subdivision* and a buffer between the 5-story Intergraph Headquarters, retail service uses on *Lot 1* and the quarry. The mix of all these uses will provide nearby population to support the retail and service uses established for *Lot 6*, with travelers, workers and future residents, having access to retail goods and services. The adjoining and nearby

properties to the east should benefit the most from the zoning change. The growth plan calls for regional shopping and mixed use in this area and would also be a strong candidate for *MU, Mixed Use* zoning. The establishment of a *MU, Mixed Use District* on the subject properties would benefit the adjoining properties to the east by expanding the area of mixed use development creating more like uses and compatible uses for the whole *I-565 KDA*, rather than the M1, M2, and B2 Zoning development patterns that uses would result from the existing.

Staff Recommendation

Staff recommends approval of *Intergraph Improved Properties* and *Intergraph Unimproved Properties* request to change the zoning of the *Intergraph Campus* from *M1, Restricted Industrial District*, *M2, General Industrial District* and *B2, Commercial Business District* to *MU, Mixed Use*, with the following contingencies:

Planning Department Contingencies:

1. Revise Note 4 (b): to say "For townhomes and multi-family dwelling Section 4-12, TND, or R4 Multi-Family, except density shall be 18 du/acre, as provided in the MU, Mixed Use District."
2. Water feature shown on Lot 3, Open Space 3 will need approval from the US Army Corps of Engineering